

AGENDA
EAGLE MOUNTAIN CITY COUNCIL MEETING

July 16, 2013

Work Session 4:00 p.m. Policy Session 7:00 p.m.

Policy Session will begin directly after the RDA meeting scheduled at 7:00 p.m.

Eagle Mountain City Council Chambers, 1650 East Stagecoach Run, Eagle Mountain, Utah 84005

*** This meeting may be held telephonically to allow a member of the City Council to participate ***

4:00 P.M. WORK SESSION – CITY COUNCIL CHAMBERS

1. AGENDA REVIEW – The City Council will review items on the Consent Agenda and Policy Session Agenda.
2. PRESENTATION – Oquirrh Wood Ranch *(Presented by Nate Shipp)*
3. PRESENTATIONS *(Presented by Cody Deeter)*
 - A. Water & Sewer Rate Analysis
 - B. Gas & Electric Bond Refunding
 - C. 2000-1 SID Refunding
4. CITY ADMINISTRATOR INFORMATION ITEMS – This is an opportunity for the City Administrator to provide information to the City Council. These items are for information and do not require action by the City Council.
 - A. Emergency Repairs for Well #5
5. ADJOURN TO A CLOSED EXECUTIVE SESSION – The City Council will adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation and the purchase, lease or exchange of real property pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

POLICY SESSION – CITY COUNCIL CHAMBERS

6. CALL TO ORDER
7. PLEDGE OF ALLEGIANCE
8. INFORMATION ITEMS/UPCOMING EVENTS
9. PUBLIC COMMENTS – Time has been set aside for the public to express their ideas, concerns and comments. *(Please limit your comments to three minutes each.)*
10. CITY COUNCIL/MAYOR'S ITEMS – Time has been set aside for the City Council and Mayor to make comments. *(Comments are limited to three minutes each.)*
11. APPOINTMENTS
 - A. Cemetery Board
 - i. Bob Hill – term ending December 2015

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS.
If you need a special accommodation to participate in the City Council Meetings and Work Sessions,
please call the City Recorder's Office at least 3 working days prior to the meeting at 801-789-6610.

- ii. Wendy Lojik – term ending December 2015
- iii. Tonette Roberts – term ending December 2014

B. Senior Advisory Board

- i. Mary Kaufman – term ending December 2017
- ii. Joye Roberts – term ending December 2017
- iii. Marilyn Sanford – term ending December 2016

CONSENT AGENDA

12. MINUTES

- A. June 18, 2013 – Regular City Council Meeting

13. FINAL PLATS

- A. Porter's Crossing Town Center Church, Final Plat
- B. Cedar Pass Ranch, Plat J Amended
- C. Hidden Hollow Phase A, Plat 1

14. REVISED BOND

- A. SilverLake Plat 8

15. FINAL PAYMENTS

- A. 2012 North Substation Circuit Breaker Upgrade – Rhet Marsing Enterprises
- B. 2012 South Substation Circuit Breaker Upgrade – Rhet Marsing Enterprises

SCHEDULED ITEMS

PUBLIC HEARING

16. ORDINANCE – Consideration and Approval of Development Code Amendments.

- A. 16.35.070 Development Standards for Required Public Facilities, clarifying that in accordance with the International Fire Code, the number of residential lots or units in a one-access residential development shall not exceed 30.
- B. 17.25 Residential Zone, modifying the minimum dwelling size standards in Base Density, Tier I, and Tier II developments to a total minimum finished square footage.
- C. 17.75 Standards for Special Uses, instituting a time limit on the duration of model homes.

17. RESOLUTION – Consideration and Adoption of a Resolution of Eagle Mountain City, Utah, Approving an Interlocal Cooperation Agreement with the Redevelopment Agency of Eagle Mountain City for the Parkside Community Development Area.

BACKGROUND: *(Presented by Cody Deeter)* The proposed resolution approves an interlocal agreement between Eagle Mountain city and the Redevelopment Agency for the Parkside Community Development Area. With this agreement, Eagle Mountain City would remit to the Agency a portion of the property tax increment generated within the Parkside Community Development Project Area to encourage development activities that would benefit the project area.

18. ORDINANCE – Consideration and Adoption of an Ordinance of Eagle Mountain City, Utah, Annexing an Area of Approximately 223 Acres Commonly Known as the Hindley Annexation.

BACKGROUND: *(Presented by Fionnuala Kofoed)* A petition for the Hindley Annexation was submitted to the Recorder's Office on March 13, 2013. The annexation is approximately 223 acres and is located directly west of the North Ranch subdivision and north of the recent Clearview Estates Annexation. The annexation was certified by the Recorder's Office on May 2, 2013. The 30-day protest period has run and no protests to the annexation were received. The City Council tabled the annexation after the public hearing at its June 18th meeting.

19. AGREEMENT – Consideration and Approval of a Reimbursement Agreement with SITLA for the Mid Valley Road.

BACKGROUND: *(Presented by Chris Trusty)* This agreement details the terms of a reimbursement agreement with SITLA for the Mid Valley Road completion project. The City will manage the project to install a deceleration lane for southbound traffic, and a passing lane for northbound traffic to accommodate access to the new middle school. SITLA will finance the improvements.

20. BID AWARD – Consideration and Award of Bid to Staker Parson for the Mid Valley Road Completion.

BACKGROUND: *(Presented by Chris Trusty)* The proposed bid is for the construction of a deceleration lane for southbound traffic, and a passing lane for northbound traffic at the access to the new Frontier Middle School at Mid Valley.

21. AGREEMENT – Consideration and Approval of an Amendment to The Ranches Master Home Owners Association (HOA) Maintenance Agreement.

BACKGROUND: *(Presented by Chris Trusty)* Eagle Mountain City entered into a landscape agreement with The Ranches Master HOA to maintain Ranches Parkway and Pony Express Parkway. This proposal clarifies the terms of the original agreement. This item was tabled from the May 21, 2013 meeting.

22. MOTION – Consideration and Appointment of Poll Workers for the 2013 Primary & General Municipal Elections in Eagle Mountain City.

BACKGROUND: *(Presented by Fionnuala Kofoed)* In accordance with Utah Code, the City Recorder will present the City Council with a list of recommended individuals to serve as poll workers for the 2013 Primary & General Municipal Elections. [UCA 20A-5-602(1)(a)]

23. AGREEMENT – Consideration and Approval of an Addendum to the Agreement with Niels Fugal Sons Company, LLC for the Installation of Underground Gas Laterals.

BACKGROUND: *(Presented by Steve Olsen)* The contract with Niels Fugal Sons Company for the installation of underground gas laterals has expired. The contractor requested a substantial price increase to renew the existing contract. The project was advertised recently, however no bids were received. Staff intends re-advertise in an attempt to receive some bids but it is anticipated

that it will take at least 4 to 6 weeks before this process can be completed. In the interim, staff recommends that the addendum be approved, at the new rate, until a new contract can be awarded.

24. RESOLUTION – Consideration and Adoption of a Resolution of Eagle Mountain City, Utah, Amending the Policies and Procedures Manual.

BACKGROUND: *(Presented by Jason Walker)* The Policies and Procedures Manual is being updated to bring the manual into compliance with new legislation; to reflect the disbanding of the Eagle Mountain Fire Department; and to fix or clarify other policies outlined in the manual.

25. BID AWARD – Consideration and Award of Bid to Niels Fugal Sons Company, LLC for the 2013 Electric Main Feeders and Gas Lines Construction Project.

BACKGROUND: *(Presented by Steve Olsen)* The proposed bid is for utility capacity upgrades for SilverLake Plat 8, Kiowa Valley and SR 73, to accommodate current and future development in those areas.

26. BID AWARD –Consideration and Award of Bid to Codale Electric Supply, Inc. for Electric Materials for the Kiowa Valley Capacity Upgrade.

BACKGROUND: *(Presented by Steve Olsen)* The proposed bid is for electric materials to complete the Kiowa Valley Capacity Upgrade.

27. CITY COUNCIL/MAYOR’S BUSINESS – This time is set aside for the City Council’s and Mayor’s comments on City business.

28. CITY COUNCIL BOARD LIAISON REPORTS – This time is set aside for Councilmembers to report on the boards they are assigned to as liaisons to the City Council.

29. COMMUNICATION ITEMS

- a. Upcoming Agenda Items
- b. Financial Report

30. ADJOURNMENT

CERTIFICATE OF POSTING

The undersigned duly appointed recorder or deputy recorder does hereby certify that the above agenda notice was posted in four public places within Eagle Mountain City limits on this **11th day of July, 2013**. These public places being bulletin boards located inside the City offices and located in the Eagle Mountain City Library, 1650 E. Stagecoach Run, Eagle Mtn., UT; and the bulletin board located inside the Prairie Gate professional office building, 3688 E. Campus Dr., Eagle Mountain, Utah. On this **11th day of July, 2013**, the above agenda notice was posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>.

Fionnuala B. Kofoed, City Recorder